It’s not about the buildings. It’s about the people in them.
For 26 years Caritas Communities has improved the lives of thousands of Boston's low income men and women by providing decent, safe and affordable housing. Through our efforts and your generous support, Caritas’ residents feel the dignity and pride of returning “home” after a hard day’s work.

We look back at 2011 with satisfaction knowing we have continued to uphold Caritas Communities’ mission to service individuals with income at or below the poverty line, who contribute to the Boston community—every day. Our residents work behind the scenes in hospitals, restaurants, hotels; they drive taxis and serve us coffee. Quietly but consistently, Caritas’ residents provide the support these businesses need to function.

Celebrated Highlights of 2011:

- Largest initiative to date! Caritas Communities renovated and preserved the “Central House,” the biggest lodging house for men in Cambridge, providing 128 rooms at the YMCA in Central Square.
- We welcomed 40 new residents in Caritas homes through the “Housing First” program sponsored by a grant from the Massachusetts Housing and Shelter Alliance.
- Caritas Communities was awarded $65,000 in funding for improving energy efficiency and reducing energy consumption through the LEAN Energy program sponsored by local utility companies.

Looking ahead, 2012 is off to a strong start. Soon, renovations will begin on another significant Caritas’ property—The Connie Worcester House, located at 186 Marlborough Street. This 16 unit home holds the unique distinction of being the only licensed lodging house in the Back Bay with a permanent commitment to affordability. We remain loyal to the Caritas model of providing sustainable, well built and maintained properties to help alleviate homelessness in our communities.

Much has been accomplished this past year and for their contributions, we want to acknowledge and thank outgoing board members, Carl Flumerfelt, Peter McGowan, Mike Mullins, and Mary Lou Walker Seitz. Your commitment and service to Caritas has touched many lives.

We would also like to extend our appreciation to the businesses, agencies, foundations and individuals who support Caritas Communities. Our success is your success, and we thank you for your generosity and continued support.

Frank M. Capuzzera, Esq.
Chair

Mark Winkeller, Ph.D.
Executive Director
## 2011 FINANCIALS

<table>
<thead>
<tr>
<th>INCOME</th>
<th>2011</th>
<th>EXPENSES</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property-related Revenue</td>
<td>$5,411,652</td>
<td>Property Operating Expenses</td>
<td>$4,824,216</td>
</tr>
<tr>
<td>Fundraising Events</td>
<td>283,465</td>
<td>Fundraising Expenses</td>
<td>250,545</td>
</tr>
<tr>
<td>Foundation/Corporate Grants</td>
<td>327,632</td>
<td>Administrative Expenses</td>
<td>745,424</td>
</tr>
<tr>
<td>Other Revenue</td>
<td>52,271</td>
<td>Depreciation and Other Expenses</td>
<td>1,533,968</td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td><strong>$6,075,020</strong></td>
<td><strong>Total Expenses</strong></td>
<td><strong>$7,354,153</strong></td>
</tr>
</tbody>
</table>

### Mortgage Lenders and Tax Credit Investors

- Bank of Canton
- Bedford Housing Trust
- Boston Housing Authority
- Boston Department of Neighborhood Development
- Boston Neighborhood Housing Trust
- Brookline Bank
- Cambridge Savings Bank
- Citizens Bank of Massachusetts
- Community Economic Development Assistance Corporation
- Eagle Bank
- John Hancock Realty Advisors
- Massachusetts Affordable Housing Trust Fund
- Massachusetts Department of Housing and Community Development
- MassDevelopment
- Massachusetts Housing Investment Corporation
- Massachusetts Housing Partnership
- City of New Bedford
- North Suburban Consortium
- People’s United Bank
- RBC Tax Credit Equity LLC
- Stoneham Bank
- The Property and Casualty Initiative
- City of Quincy
- The Savings Bank
- Town of Brookline
In 1985, P. Leo Corcoran, a partner in the real estate firm John M. Corcoran & Company, founded Caritas Communities, a nonprofit, nonsectarian organization. Concerned about the rising number of homeless people, including working people unable to afford decent housing, Mr. Corcoran and the original board of directors adopted the lodging house model as an efficient and affordable means of providing quality accommodations at an affordable rent.

From the beginning, Caritas has focused its efforts on preventing homelessness and stabilizing neighborhoods by providing affordable housing for the working poor. Starting with an 11 room property in Dorchester twenty-six years ago, we now own 29 buildings throughout Greater Boston with 891 rooms.

**SHARING THOUGHTS ABOUT CARITAS COMMUNITIES**

Carlos moved into a Caritas Communities’ house in August of 2011 through hopeFound, our partner in housing homeless men and women. 39 years old, he had a history of drug use and homelessness. In fact, he came to us directly from a shelter. Since living in the house, he has remained clean and sober and has thrown himself into a job search. He is hoping for a job offer soon, perhaps in a warehouse.

Caritas Property Manager

“It is really refreshing to work with a property manager like Caritas who understands the need for program-based housing and demonstrates that we can provide clean, safe, above-par facilities to those who often get overlooked in the normal rental markets.”

Douglas Tetrault, Program Manager, Massachusetts Housing and Shelter Alliance

“Three years ago I was 37, sleeping on a friend’s couch in Malden. I was working at one of those “big box” stores, but didn’t make enough money to rent an apartment. Another friend told me about a new rooming house opening in Melrose and I applied. I was thrilled to be selected for a $129 a week room.

After a year there I signed up for Caritas Communities’ Site Manager Training. Several months later when there was a site manager opening in a nearby Caritas rooming house, I moved to that house. With the Site Manager’s compensation program and my current job, cleaning 30 hours a week at the “Y”, I can make ends meet. As a Site Manager I meet the people who come in thinking we’re going to be like all the other rooming houses. Then they see that our houses are so much nicer.”

Site Manager

**Our Residents**

- Our average resident is 50 years old with an age range from 22 to 82 years.
- The average income of our residents is $20,863.
- Men make up 78% of our residents, women 22%.
- 52% of our residents are white, 34% African American and 11% Latino.
- Our residents are employed primarily in the service related/food/retail sectors with many employed as cooks, security guards and cleaners.
- Over 20% of our residents have been homeless and many were at risk of homelessness before moving into a Caritas rooming house.
Rooming Houses

Arlington
Fessenden Road-15 rooms
Russell Terrace-20 rooms

Bedford
Bedford Veterans Quarters-60 rooms

Boston: Allston/Fenway/Back Bay
Commonwealth Avenue-61 rooms
Cortes Street-48 rooms
Marlborough Street-16 rooms
Westland Avenue-63 rooms

Boston: Dorchester
Beale Street-11 rooms
Centre Street-11 rooms
Centre Street-12 rooms
Church Street-12 rooms (master lease)
Sydney Street-12 rooms

Boston: Roxbury
Mt. Pleasant Avenue-20 rooms
Dudley Street-68 rooms
East Exon Street-26 rooms
Alaska Street-17 rooms

Braintree
Holbrook Avenue-21 rooms

Brookline
Beacon Street-15 rooms

Cambridge
Central House-128 rooms

Chelsea
Eastern Avenue-21 rooms

Everett
Hancock Street-35 rooms
Norwood Street-29 rooms

Medford
Ashland Street-16 rooms

Melrose
Vine Street-14 rooms

New Bedford
Sean Brooke House-19 apts

Quincy
Mechanic Street-12 rooms
Spear Street-22 rooms

Salem
Lafayette Street-61 rooms

Wakefield
Water Street-26 rooms

Potential Acquisitions 2012
South Boston Police Station,
Veterans Housing
(Project funding awarded)

Completed Developments
Boston/Dorchester
Dorchester Avenue-12 rooms

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Andrew Rotch
Gwendolyn Smith
Bob Sowersby
Solomon Staley
Timothy Welch
Damien Yee

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Senior Site Manager

Sarah Ciriello
Office Manager
Sonja Berg
Accountant
Sharon Williams
Accountant
Michele Allen
Accountants Receivable Clerk
Grace Kibbee
Resident Certification Specialist
Damien Yee
Property Management Assistant
Pa-Shad Perry
Assistant

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